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Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

722,300 / 722,300

722,300 / 722,300

722,300 / 722,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		SAWIN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: MORRIS HAIDEE/ TRUSTEE	
Owner 2: HAIDEE MORRIS LIVING TRUST	
Owner 3:	

Street 1: 23 SAWIN ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: MORRIS HAIDEE -

Owner 2: -

Street 1: 23 SAWIN ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 3,426 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1900, having primarily Wood Shingle Exterior and 1351 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3426		Sq. Ft.	Site		0	80.	1.45	1			Road Co	-5					397,313						397,300	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		3426.000	325,000		397,300	722,300			14601
							GIS Ref		
							GIS Ref		
							Insp Date		
							07/22/17		

PREVIOUS ASSESSMENT

Parcel ID								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	325,200	0	3,426.	397,300	722,500	722,500
2019	101	FV	258,100	0	3,426.	422,100	680,200	680,200
2018	101	FV	258,100	0	3,426.	307,900	566,000	566,000
2017	101	FV	258,100	0	3,426.	268,200	526,300	526,300
2016	101	FV	258,100	0	3,426.	228,500	486,600	486,600
2015	101	FV	243,700	0	3,426.	223,500	467,200	467,200
2014	101	FV	243,700	0	3,426.	183,800	427,500	427,500
2013	101	FV	243,700	0	3,426.	174,800	418,500	418,500

SALES INFORMATION

Grantor		Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes	
MORRIS HAIDEE,		70545-392		1/24/2018	Convenience			1	No	No		
HARDING WILLIAM		51594-300		8/20/2008			439,900	No	No			
HARDING JAMES L		24685-133		9/19/1994			97,304	No	No	A		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/14/1998	720	Manual	2,000					WINDOWS/INSULATION

ACTIVITY INFORMATION

Date	Result	By	Name
7/22/2017	MEAS INT REF	HS	Hanne S
9/29/1999	Mailer Sent		
9/29/1999	Measured	263	PATRIOT
8/9/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____



EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 15 - Old Style	Sty Ht: 2 - 2 Story	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Good	A Bath:	Rating:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath:	Rating:	A HBth:	Rating:	OthrFix:	Rating:		
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall:	Floor Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: RED	View / Desir:	Kits: 1	Rating: Very Good	A Kits:	Rating:	Fpl:	Rating:	WSFlue:	Rating:	RESIDENTIAL GRID			
GENERAL INFORMATION				OTHER FEATURES				1st Res Grid Desc: Line 1 # Units: 1											
Grade: C - Average	Year Blt: 1900	Eff Yr Blt:	Alt LUC:	Level:	FY LR DR D K FR RR BR FB HB L O					FFL BMT	12	EFP BMT	20	2					
Jurisdct:	Fact: .	Const Mod:	Lump Sum Adj:	Other					Upper					14					
				Lvl 2					Lvl 1					3	TQS FFL BMT	34			
				Lower					Totals	RMS: 7	BRs: 3	Baths: 1	HB	20					
INTERIOR INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Sec Int Wall:	%	Location:	Total Units:	Floor:	% Own:	Exterior:	No Unit	RMS	BRS	FL	Interior:	1	7	3			
Partition: T - Typical	Prim Floors: 3 - Hardwood	Sec Floors: 4 - Carpet	25 %	Name:	Total:	10.8 %	Override:	Additions:					Kitchen:						
Bsmnt Flr: 12 - Concrete	Subfloor:	Bsmnt Gar:		Basic \$ / SQ: 130.00	Size Adj.: 1.35000002	Const Adj.: 0.98745072	Adj \$ / SQ: 173.298	Baths:					Electric:						
Electric: 3 - Typical	Insulation: 2 - Typical	Int vs Ext: S	Heat Fuel: 1 - Oil	Other Features: 64000	Grade Factor: 1.00	NBHD Inf: 1.00000000	NBHD Mod:	Plumbing:					Heating:						
# Heat Sys: 1	% Heated: 100	% AC:	Solar HW: NO	LUC Factor: 1.00	Adj Total: 364399	Depreciation: 39355	Depreciated Total: 325044	General:	Totals	1	7	3	General:						
CALC SUMMARY				COMPARABLE SALES								SUB AREA							
				Rate	Parcel ID	Typ	Date	Sale Price				Code	Description	Area - SQ	Rate - AV	Undepr Value	SUB AREA DETAIL		
												BMT	Basement	1,030	51.990	53,549	Sub Area		
												FFL	First Floor	790	173.300	136,905	% Usbl		
												TQS	3/4 Story	561	173.300	97,220	Descrip		
												EFP	Enclos Porch	240	38.080	9,140	% Type		
												OPF	Open Porch	120	29.870	3,584	Qu		
												Net Sketched Area: 2,741 Total: 300,398				# Ten			
												Size Ad	1351	Gross Are	2928	FinArea	1351		
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:	PARCEL ID 023.0-0001-0003.C				IMAGE						
SPEC FEATURES/YARD ITEMS																AssessPro Patriot Properties, Inc			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
2	Frame Shed	D	Y	18X10	A	AV	2016		0.00	T	2.4	101							
More: N				Total Yard Items:				Total Special Features:				Total:							